087.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,800 / 660,800
					USE VALUE:	660,800 / 660,800
					ASSESSED:	660,800 / 660,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEFF ANNE E
Owner 2:	LLOYD-EVANS PETER
Owner 3:	
Street 1:	54 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEFF ANNE E -
Owner 2:	EVANS-LLOYD PETER -
Street 1:	54 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,210 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5210.000	257,400		403,400	660,800
Total Card	0.120	257,400		403,400	660,800
Total Parcel	0.120	257,400		403,400	660,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.67 | /Parcel: 491.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 55139

GIS Ref

GIS Ref

Insp Date 11/15/18

PREVIOUS ASSESSMENT

Parcel ID 087.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,400	0	5,210.	403,400	660,800	660,800	Year End Roll	12/18/2019
2019	101	FV	199,100	0	5,210.	374,600	573,700	573,700	Year End Roll	1/3/2019
2018	101	FV	199,100	0	5,210.	374,600	573,700	573,700	Year End Roll	12/20/2017
2017	101	FV	199,100	0	5,210.	328,500	527,600	527,600	Year End Roll	1/3/2017
2016	101	FV	199,100	0	5,210.	299,700	498,800	498,800	Year End	1/4/2016
2015	101	FV	187,200	0	5,210.	265,100	452,300	452,300	Year End Roll	12/11/2014
2014	101	FV	187,200	0	5,210.	250,700	437,900	437,900	Year End Roll	12/16/2013
2013	101	FV	187,200	0	5,210.	238,600	425,800	425,800		12/13/2012

!7091!

PRINT

Date	Time
12/10/20	21:46:09

LAST REV

Date	Time
07/17/19	14:24:01

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7091

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEFF ANNE E	50703-227		2/11/2008	Family	1	No	No		
MANSFIELD MATTH	40199-177		7/29/2003		431,500	No	No		
TUNG ROGER D	30596-65		8/27/1999		265,000	No	No		
SAVAGE MARYANNE	22078-52		5/29/1992		200,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	865	Redo Bat	17,900	C				
8/18/2003	696	Re-Roof	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	BS	Barbara S
12/14/2008	Meas/Inspect	189	PATRIOT
4/4/2000	Measured	263	PATRIOT
11/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55139
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5210		Sq. Ft.	Site		0	70.	1.11	12									403,409						403,400	

Total AC/HA: 0.11961 | Total SF/SM: 5210 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 403,409 | Spl Credit | Total: 403,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	94000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316179
Depreciation:	58809
Depreciated Total:	257370

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

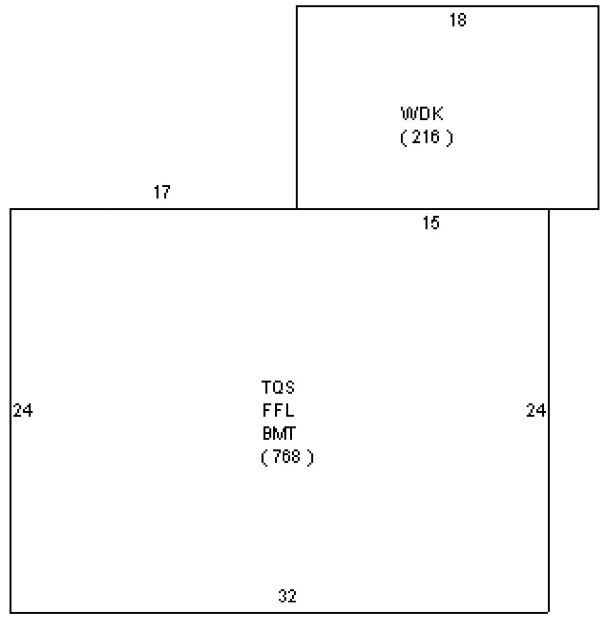
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	114.35
Final Total:	257400	Val/Su SzAd	191.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	141.740	108,853
BMT	Basement	691	42.520	29,390
TQS	3/4 Story	576	141.740	81,640
WDK	Deck	216	10.630	2,296

Net Sketched Area:	2,251			Total:	222,179
Size Ad	1344	Gross Are	2520	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---